

Document #4847

12/18/86

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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF ROBERT P. BORZAKIAN
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND THE PROPOSED DISPOSITION OF PARCEL P15-2C2
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Urban Renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, ROBERT P. BORZAKIAN, has expressed an interest in and has submitted a satisfactory proposal for the development of Parcel P15-2C2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That ROBERT P. BORZAKIAN be and hereby is finally designated as Redeveloper of Parcel P15-2C2 in the Charlestown Urban Renewal Area.
2. That it is hereby determined that ROBERT P. BORZAKIAN possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That the Final Working Drawings and Specifications submitted for the development of Parcel P15-2C2 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
7. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel PL15-2C2 to said ROBERT P. BORZAKIAN said documents to be in the Authority's usual form.
8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Robert P. Borzakian, d/b/a Liberty Bell Wholesale Grocery Company
 b. Address and ZIP Code of Redeveloper: 490 Main Street, Charlestown, Mass. 02129
 c. IRS Number of Redeveloper: Employer ID # 04029172
 SS # 033-16-0083

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in a portion of B.R.A. Parcel P-15-2C

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
 is described as follows²

200± feet along a street in Charlestown
 bounded 200± feet by Bunker Hill Community College playing fields.
 a scaled depth of 140± feet
 the foregoing is shaped as a parallelogram
 with a 20' utility easement parallel to a street to be used for parking
 and loading.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____

The Redeveloper is an individual.

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization
 Doing business as Liberty Wholesale Grocery Co. since 1919; Liberty Bell Wholesale Grocery Co. since 1945.
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

Robert P. Borzakian, Owner, 36 V.F.W. Parkway, West Roxbury, MA 02131

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹ Not Applicable
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute its board of trustees or board of directors or similar governing body. Not Applicable
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. Not Applicable
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. The Redeveloper is the sole proprietor and sole owner of his business.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 30% of the stock of the Redeveloper, or more than 30% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

Not Applicable

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Not Applicable

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
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b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Robert P. Borzakian

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: April 2, 1986

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

December 18, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: JAMES F. ENGLISH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT AND
LAWRENCE E. BROPHY, SENIOR PLANNER

SUBJECT: CHARLESTOWN URBAN RENEWAL AREA, MASS R-55
FINAL DESIGNATION OF REDEVELOPER, PARCEL P15-2C2

As you are aware the Authority granted tentative designation to Mr. Robert Borzakian on April 17, 1986 for the redevelopment of Parcel P15-2C2 which comprises 21,000 square feet of land fronting "A" Street in Charlestown.

Mr. Borzakian is the owner of the Liberty Bell Wholesale Grocery Company and in this capacity has been a tenant in the Authority-owned property at 490 Main Street in Charlestown for 20 years. In furtherance of his plans to acquire and construct his own facility, the developer has retained the services of architect Garnder Ertman of Day & Ertman, who has designed a very attractive building which will provide sufficient floor space necessary to accomodate the developer's business expansion.

As the building which Liberty Bell now occupies is a dilapidated structure which must be razed in order to accommodate the redevelopment of Parcel C-2 as a housing site, it is desirable that Liberty Bell be relocated in an expeditious manner.

In compliance with the terms of tentative designation Mr. Borzakian has provided the Authority with the following:

- o Evidence of equity funds and,
- o Evidence of a firm financial commitment of construction and end loan financing from State Street Bank and,
- o Public input has been received and an Urban Design Review has been completed and approved by the Authority and,
- o A proposed development schedule has been submitted and approved.

It is recommended therefore that Mr. Robert Borzakian be given Final Designation as redeveloper of Parcel P15-2C2 in the Charlestown Urban Renewal Area.

An appropriate Resolution is attached.

